143.0	0009	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	739,900 / 739,900
					USE VALUE:	739,900 / 739,900
					ASSESSED:	739,900 / 739,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
160		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILLIAMS JESSE/ETAL
Owner 2:	WILLIAMS TURCO ELIZABETH
Owner 3:	
Street 1:	160 MOUNT VERNON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,054 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Vinyl Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5054.000	282,600		457,300	739,900
Total Card	0.116	282,600		457,300	739,900
Total Parcel	0.116	282,600		457,300	739,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.25 | /Parcel: 476.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 93393

GIS Ref

GIS Ref

Insp Date 05/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0009-0010.0

!11168!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,700	0	5,054.	457,300	740,000	740,000	Year End Roll	12/18/2019
2019	101	FV	221,800	0	5,054.	428,700	650,500	650,500	Year End Roll	1/3/2019
2018	101	FV	229,000	0	5,054.	354,400	583,400	583,400	Year End Roll	12/20/2017
2017	101	FV	229,000	0	5,054.	325,800	554,800	554,800	Year End Roll	1/3/2017
2016	101	FV	229,000	0	5,054.	297,200	526,200	526,200	Year End	1/4/2016
2015	101	FV	216,400	0	5,054.	291,500	507,900	507,900	Year End Roll	12/11/2014
2014	101	FV	216,400	0	5,054.	270,900	487,300	487,300	Year End Roll	12/16/2013
2013	101	FV	216,400	0	5,054.	257,800	474,200	474,200		12/13/2012

PRINT

Date	Time
12/11/20	01:22:10

LAST REV

Date	Time
06/11/18	11:17:35

apro

PAT ACCT. 11168

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O`CONNELL DANIE	24867-284		9/20/1994		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	93393
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2015	985	Solar Pa	21,653		7/21/2015			Install 19 solar p
5/27/2011	511	Wood Dec	9,800					REPL DECK
6/4/2004	566	Redo Kit		C				
2/4/2003	67	Re-Roof	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	MEAS&NOTICE	BS	Barbara S
2/4/2009	Measured	345	PATRIOT
3/30/2005	Permit Visit	BR	B Rossignol
11/11/1999	Meas/Inspect	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5054		Sq. Ft.	Site		0	80.	1.13	9									457,298						457,300	

Total AC/HA: 0.11602 | Total SF/SM: 5054 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 457,298 | Spl Credit | Total: 457,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347155
Depreciation:	64571
Depreciated Total:	282584

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

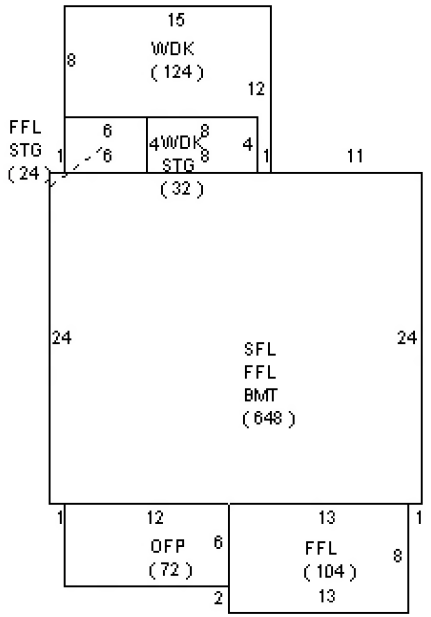
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	119.95
Final Total:	282600	Val/Su SzAd	198.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	776	165.380	128,331
BMT	Basement	648	52.790	34,207
SFL	Second Floor	648	165.380	107,163
WDK	Deck	156	12.160	1,897
OFP	Open Porch	72	38.630	2,781
STG	Storage	56	9.380	525

Net Sketched Area:	2,356			Total:	274,904
Size Ad	1424	Gross Are	2356	FinArea	1554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0009-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	